131.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,700 / 959,700
					USE VALUE:	959,700 / 959,700
					ASSESSED:	959,700 / 959,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAWKINS JONATHAN C & BETH M
Owner 2:	MCKENNA ALFRED EPHREM LIFE EST
Owner 3:	
Street 1:	8 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,162 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 2700 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9162.000	358,900	6,700	594,100	959,700
Total Card	0.210	358,900	6,700	594,100	959,700
Total Parcel	0.210	358,900	6,700	594,100	959,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.44 | /Parcel: 355.4

Legal Description

User Acct 84660

GIS Ref

GIS Ref

Insp Date 04/21/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0003-0021.0

!10276!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,800	6700	9,162.	594,100	959,600	959,600	Year End Roll	12/18/2019
2019	101	FV	287,500	7000	9,162.	627,100	921,600	921,600	Year End Roll	1/3/2019
2018	101	FV	383,800	7000	9,162.	462,100	852,900	852,900	Year End Roll	12/20/2017
2017	101	FV	383,800	7000	9,162.	442,300	833,100	833,100	Year End Roll	1/3/2017
2016	101	FV	383,800	7000	9,162.	409,300	800,100	800,100	Year End	1/4/2016
2015	101	FV	357,400	7100	9,162.	343,300	707,800	707,800	Year End Roll	12/11/2014
2014	101	FV	357,400	7100	9,162.	335,300	699,800	699,800	Year End Roll	12/16/2013
2013	101	FV	357,400	7100	9,162.	319,500	684,000	684,000		12/13/2012

PRINT

Date	Time
12/11/20	00:36:13

LAST REV

Date	Time
12/26/19	15:34:05
apro	
10276	

USER DEFINED

Prior Id # 1:	84660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLIAN EDWARD	69671-217		7/27/2017	Private	800,000	No	No		See deed for Life Estate for Alfred Ephrem Mc
	17192-451		7/1/1986		140,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1443	Redo Kit	19,525					
7/2/2007	519	Manual	30,000	C				build wall
10/4/2004	968	Addition	35,000	C		G6	GR FY06	MOVE GAR
10/25/1992	578	Porch	4,000	C				MOVE PORCH/STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
11/19/2008	Meas/Inspect	345	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
10/23/2001	Inspected	PM	Peter M
11/4/1999	Meas/Inspect	243	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9162		Sq. Ft.	Site		0	90.	0.72	10			Heavy T	-5					594,109						594,100	

Total AC/HA: 0.21033 | Total SF/SM: 9162 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 594,109 | Spl Credit | Total: 594,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15675664
Const Adj.:	1.03020000
Adj $ / SQ:	154.920
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520212
Depreciation:	161266
Depreciated Total:	358946

COMMENTS

OF=SHWR IN-LAW IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

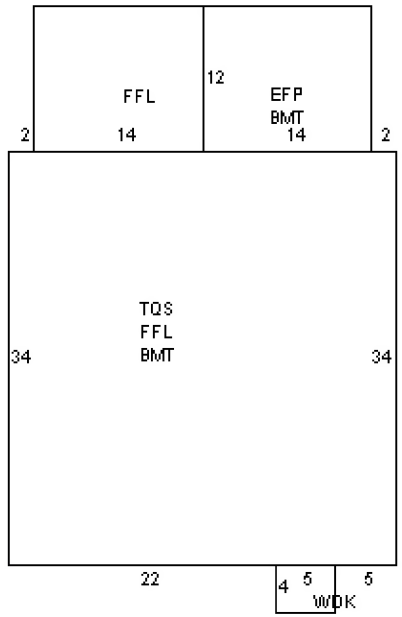
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.92
Special Features:	0	Val/Su Net:	102.08
Final Total:	358900	Val/Su SzAd	173.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,256	67.970	85,372
FFL	First Floor	1,256	154.920	194,579
TQS	3/4 Story	816	154.920	126,415
EFP	Enclos Porch	168	44.740	7,517
WDK	Deck	20	16.480	330

Net Sketched Area:	3,516			Total:	414,213
Size Ad	2072	Gross Are	3788	FinArea	2700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	2004	22.31	T	12	101			6,700			6,700
2	Frame Shed	D	Y	1	14X5	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	6,700	Total Special Featues:	Total: 6,700